

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Senior Planner

FROM: Abra R. Nusser, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by PM Realty Group, for Approval of a Site Plan for a Medical Office Building (Methodist McKinney Medical Campus), Approximately 12.91 Acres, Located on the Northwest Corner of Stonebridge Drive and Eldorado Parkway.

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed site plan.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant receive approval of the proposed loading space location as it is farther than 25 feet from the building it serves.

Prior to issuance of a building permit:

3. The applicant revise the site plan to provide and label all existing easements proposed to remain on the subject property, with clear indications of their limits, and provide the filing information for each.
4. The applicant revise the site and landscape plans to change the traffic arrows in the middle exit lane onto Eldorado Parkway to indicate that both left and right turns are allowed.

APPLICATION SUBMITTAL DATE: April 11, 2011 (Original Application)
April 28, 2011 (Revised Submittal)
May 5, 2011 (Revised Submittal)
May 11, 2011 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 30,000 square-foot medical office building (Building 2) on the Methodist McKinney Medical Campus on

approximately 12.91 acres on the northwest corner of Stonebridge Drive and Eldorado Parkway. The subject property has an existing hospital building (Building 1), and the site plan also reflects an additional medical office building to be constructed in the future (Building 3). A site plan was previously approved in 2008 (08-216SP) which showed the now-existing hospital building, parking, and drive aisles as well as the future medical office building. Although the currently proposed medical office building is planned for in the governing planned development district, it was not shown on the previous site plan.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A of the Methodist McKinney Medical Campus Addition. The applicant has indicated their intent to submit an amending plat to revise the easements on the subject property for development. There are several discrepancies on the proposed site plan between the easements shown and the existing, filed easements as reflected on the current plat for the subject property. For example, there are existing telephone easements along Stonebridge Drive that are not shown on the proposed site plan. Staff recommends that prior to the issuance of a building permit, the applicant revise the site plan to provide and label all existing easements proposed to remain on the subject property, with clear indications of their limits, and provide the filing information for each.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2008-08-076 (“O-1S,” hospital and office uses)

North	“PD” – Planned Development District Ordinance No. 1621, and as amended (“SF-3” and “SF-3.5,” residential uses)	Eagle Creek and Fountainview Residential Subdivisions
South	“PD” – Planned Development District Ordinance No. 1621, and as amended (“R-2,” retail uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1621, and as amended (“R-2,” retail uses)	Undeveloped Land and 7-11 Convenience Store and Fueling Station
West	“PD” – Planned Development District Ordinance No. 1621, and as amended (“O-1S” and “OS,” open space and office uses)	Baybrooke Village Care & Rehab Center
	“PD” – Planned Development District Ordinance No. 2008-08-076 (“O-1S,” hospital and office uses)	Methodist McKinney Medical Campus Detention Pond

Discussion: The subject property is located within the Stonebridge Ranch Master Planned Community, and the proposed medical office use is allowed by right per the governing planned development district.

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120' Right-of-Way, 4 Lane Greenway Arterial
Stonebridge Drive, 120' Right-of-Way, 4 Lane Greenway Arterial
Plainfield Drive, 76' Right-of-Way, Collector Roadway

Discussion: The proposed site plan conforms to the approved conceptual site plan (08-214CSP). The applicant is not proposing to alter the existing access point locations off of Eldorado Parkway or Stonebridge Drive and is proposing to keep the existing cross access to the property to the west. There will be no access to the subject property off of Plainfield Drive. The applicant is proposing to stripe the exit lanes to Eldorado Parkway to indicate the allowed turning movements. The middle exit lane is currently marked as left turn only, but Staff recommends the applicant revise the site and landscape plans to change the traffic arrows in the middle exit lane onto Eldorado Parkway to indicate that both left and right turns are allowed.

PARKING:

Proposed Use:	Building 1 – <i>Existing</i> Hospital (66,400 Square Feet with 25 Beds)
	Building 2 – <i>Proposed</i> Medical Office (30,000 Square Feet)
	Building 3 – <i>Future</i> Medical Office (40,000 Square Feet)
Required Number of Spaces:	Hospital – One Parking Space for Each Bed (25 Spaces)
	Medical Office – One Parking Space for Each 300 Square Feet of Floor Area (234 spaces)
Total Required:	259 Parking Spaces
Total Provided:	427 Parking Spaces (Including 26 Handicapped Spaces)

Discussion: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 Vehicle Parking of the Zoning Ordinance.

LOADING SPACES:

Proposed Use: Proposed Medical Office Building (30,000 Square Feet)

Required Number of Spaces: One 12'x35' Loading Spaces

Provided Number of Spaces: One 12'x35' Loading Spaces

Discussion: Since the required loading spaces for the existing hospital and second medical office building (Buildings 1 and 3) have already been provided to the east of the hospital, the applicant is only required to provide loading for the proposed medical office building (Building 2). The applicant has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

The Zoning Ordinance requires that all loading spaces be within 25 feet of the building they serve. However, the Ordinance states that this distance may be increased with site plan approval if the loading space is still useable, the location of the loading space does not have an adverse impact on the current or future development, and the proposed location will not have an adverse impact on the public health, safety, and general welfare. The proposed medical office building's loading space exceeds this requirement but is still usable, it should not have an adverse impact on the current or future development, and it should not have an adverse impact on the public health, safety, and general welfare. As such, Staff recommends approval of the proposed loading space's location.

SOLID WASTE CONTAINERS: The applicant is proposing to upgrade the existing 10-yard dumpster in the screened loading area to the east of the existing hospital to a 35-yard compactor. There is also an existing 10-yard recycling container in the loading area. The Environmental Waste Department has approved the proposed solid waste container configuration for the existing hospital and the proposed medical office building. The loading area is screened with an 8'4" masonry wall, and the new compactor must be installed in accordance with the City of McKinney Design Specifications. The applicant has provided the required notation on the proposed site plan.

LANDSCAPING REQUIREMENTS: Most landscaping on the subject property was installed with the construction of the existing hospital building. The applicant is proposing to install nine canopy trees on the subject property to comply with applicable landscape requirements. One Live Oak tree is proposed to be installed within the landscape buffer along Eldorado Parkway, and eight Red Maple trees are proposed to be installed at the terminus of the new parking rows. The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. The applicant has properly screened the sanitation container and has satisfied the minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

LIGHTING AND GLARE REGULATIONS: The applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

ARCHITECTURAL STANDARDS: The applicant is responsible for meeting the requirements of Section 146-139 Architectural and Site Standards of the City of McKinney Zoning Ordinance, and the proposed architectural building elevations are required to generally conform to the elevations that are attached to the governing planned development district.

Per the governing planned development district's regulations, architectural building elevations are subject to review and approval of the Planning and Zoning Commission at the time of site plan approval. The applicant has submitted elevations for consideration, and they suggest that the proposed medical office building will have elaborate stonework with unique window treatments, dormers, offsets, and generally blend in with the surrounding architecture.

The applicant is proposing to use a combination of cast stone, flag stone, and brick masonry with some stucco, generally reflecting the existing hospital building. The Architectural and Site Standards section of the Zoning Ordinance requires non-residential structures in non-industrial districts to achieve a minimum point score of 85. Various points are awarded for finishing materials, exterior color, and other architectural and site features. The wall with the lowest percentage of masonry will have a minimum of 60 percent masonry, and the applicant is proposing to achieve a total point score of 103 thereby satisfying the requirements of the Zoning Ordinance. The proposed elevations also satisfy the requirements of the governing planned development district.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant is proposing to install tree protection fencing around all existing trees prior to and during construction so that all existing trees can be preserved.

PUBLIC IMPROVEMENTS:

Sidewalks: Existing along Eldorado Parkway and Plainfield Drive

Hike and Bike Trails: Existing along Stonebridge Drive

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Applicable

Park Land Dedication Fees: Not applicable

Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments in support of or in opposition to this request.

ATTACHMENTS:

- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Non-Industrial District Calculation Sheet
- Proposed Architectural Building Elevations
- Proposed Site Plan
- Proposed Landscape Plan
- Planning and Zoning Commission PowerPoint Presentation